Town of Bristol
PLANNING COMMISSION SPECIAL MEETING
HYBRID Public Meeting
Tuesday, October 3, 2023
Meeting Minutes

Planning Commission Members Present *[in person and by remote]***:** Kevin Hanson, Fred Baser, Rob Rooker, John Moyers, Bill Sayre, Slim Pickens, Chanin Hill, Melissa Hernandez.

Absent: Anna Daylor

Visitors: Addison County Regional Planning Commission (ACRPC) Executive Director Adam Lougee, Jim Quaglino (remote)

Others Present: Zoning Administrator Kris Perlee

Call to Order: PC Chair Kevin Hanson called the meeting to order at 7:03 p.m.

I. Review agenda for additions, removal, or adjustment of any items per 1 V.S.A. §312(d)(3)(A) and implicit approval
a. Melissa discussed her missing a few meetings due to illness.

II. Continuing Business:

a) **Discussion: Continue By-Law Modernization Grant work with ACRPC:**
a. Overview of comments on draft regs (2min/person)

Fred asked about location of updated document. Kevin explained that it was mailed out with the agenda and other documents.

Chanin is comfortable with current changes. Rob is concerned about changes in Village planning area. Feels that there is no transition from HDR to RA zones. Slim wants to know what sanctions for zoning violations are. Would like to discuss affordable housing density bonuses. Melissa would like to discuss ADU site issues like lighting. Concerns about the changes to the density and how would that impact the rural feel of the town. John would like to discuss more pathways to build ADUs. He would also like to discuss the public outreach. He would like to discuss site plan review for duplex, multifamily, ADU, and density bonuses. Fred would like to discuss the hotel definition. He would also like to discuss how to calculate the square footage of accessory buildings. Would like to discuss permit notification. Also discuss exterior materials for Village planning area. Bill is concerned about pushing density to hard. Also concerned about the sharp transition from HDR to other zones. Kevin would like to discuss dividing the HDR into two districts. Concerned about public works, police, or fire in Village Business. Would like a 25% density bonus for duplex/multi-family. Concern about materials of ADUs. Also like to review business yard to figure out how to allow excavation businesses.

b. ii. Overall review of Unified Development Regulations

Adam reviewed maps with the new changes. Two biggest changes are converting Village Residential to HDR to the south and west. No change to VR along the East side. Discussed the Village business change so that it echoed the wastewater district. John asked about Village Greens property and if it was part of sewer district. Adam explained that it was not but due to its uses, it made sense to include. Rob discussed the transition from 4 units per acre to 1 unit per

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acre. Slim didn't see the issue around having a hard shift from HDR to RA zones. Kris explained that the transition was created to prevent the South Burlington farmland to subdivision issue. John suggested a buffer outside of Village Planning Area. Adam reminded PC he was charged to work only in the VPA. Discussion around the northwest corner and southern areas. Bill suggested a compromise of leaving some of Plank Road a VR. Straw poll of PC was in favor of rolling back some of the HDR (4-3). John would like the transition to occur outside of VPA. Rob discussed how town plan discusses this stepdown occurring in the VPA. Discussion around where new lines could occur. Rob made motion to the North side of Plank road and a couple lots on the south west side as VR and make the remaining area HDR. Chanin 2nd. So voted (4-3) (Chanin, Rob, Melissa, and, Bill in favor, John, Slim, and Fred against (Kevin also voted in favor)

Melissa left at 8:10

John asked Adam if densification would have adverse impact on neighborhoods where it has happened. Adam stated it could, but the PC looked at the changing demographics of Bristol Village. John asked if other towns have done anything to limit the impacts. Adam explained that you cannot add site plan review to single family or duplex homes. 24 VSA 4416 prevents site plan review. Adam clarified that the HOME act prevents site plan review on ADU. Multi-family can be site plan reviewed. John read definitions of permitted uses and site plan review an. John asked if that meant Bristol could nothing to limit single family homes, duplexes, and ADUs. Adam once again referenced 24 VSA 4416 and where site plan is not allowed. Fred asked about a garage with an ADU. Adam explained that that this would be an accessory building and ADU. John once again asked if Bristol could do anything to limit single family homes, duplexes, and ADUs. Adam explained to John the difference of permitted use, site plan review, and conditional use. John once again asked if Bristol could do anything to limit single family homes, duplexes, and ADUs. Adam explained dimensional limits or create a design review district. Selectboard could create noise or lighting ordinances.

Adam reviewed changes to the use table. Adam then went through each district that changes were made. Adam was discussing affordable housing density bonus. John asked who decides the bonuses. Adam explained that all multifamily housing require site plan or conditional use review, thus it would be the DRB. In the Village Business there was discussion around building height. 50 feet is currently the height limit, but HOME act allows for another story. Discussion around lower the base height to keep the feel of downtown and allow the HOME act addition. Discussed 40 feet. Fred made motion to change height from 50 to 40, Slim 2nd. (So voted 6-0)

Kevin asked about Public Works, Fire, or Rescue in the VB. He doesn't believe these fit here. Discussion around possible. No action taken.

Discussed Objectives and Guidelines section. Adam added North and South to definition. After discussion, changed to outward from.

Kevin suggested adding a density bonus of 25% for duplexes in parts of HDR. Discussion around what the acreage would be. Reason for suggestion is allowing large older homes to be converted to duplexes. Discussion around how to do it as a standard number and not an equation. Adam suggests making duplexes that same as single family homes. Another way would be to change density from 4 to 5.

b) Discussion: Communications Plan

Fred suggested changing from footprint to total square footage for accessory buildings. John discussed that an ADU doesn't trump the requirements of and accessory building.

III. New Business

a. Selectboard Update: Kevin will submit document to Selectboard and get clarity if they will approve or send to the voter for approval.

IV. Administrative Matters

a) Approval of Minutes: September 5, 2023 and September 19, 2023:

Chanin made motion, Rob 2nd to approve both. So voted (6-0)

b) Discussion: Zoning Administrator's Report

No Report

c) Misc Correspondence

V. Public Comment:

VI. adjournment

John moved to adjourn; Rob seconded. **So Voted. MOTION PASSED**.
Meeting adjourned at 9:05 p.m.

Respectfully submitted,
Kris Perlee